



Rental Property Inspection Report Interior and Exterior Conditions

Property Address: _____

Municipality: _____

Inspection Date: _____

Inspector Name: _____

EXTERIOR

| | | |
|---|---|-------|
| Addressing | Approved address numbers located on the structure | Y / N |
| Foundation | Free from open cracks and breaks | Y / N |
| Exterior Walls | Free from holes, breaks and loose or rotting materials | Y / N |
| | Maintained weatherproof and properly coated to prevent deterioration | Y / N |
| | Exterior surfaces maintained in good condition | Y / N |
| | Exterior wood surfaces protected from elements and decay by painting or other treatment | Y / N |
| | Lot and grounds free of accumulation of trash or rubbish | Y / N |
| Roofs and Drainage | Roof and flashing shall be sound, tight and not have defects that admit rain | Y / N |
| | Roof drainage adequate to prevent dampness or deterioration in walls or interior spaces | Y / N |
| | Roof drains, gutters, and down spouts maintained in good repair and free of obstruction | Y / N |
| | Roof water shall not be discharged in a manner that creates a public nuisance | Y / N |
| Decorative Features | All features maintained in good repair with proper anchorage and in a safe condition | Y / N |
| Overhang Extensions | All overhang extensions shall be maintained in good condition and properly anchored | Y / N |
| | When required, all exposed metal and wood surfaces protected from the elements | Y / N |
| Stairways, Porches, Decks, and Balconies | Maintained structurally sound and in good repair | Y / N |
| | Properly anchored and capable of supporting the imposed loads | Y / N |
| | Decks, landings, balconies, porches, other walking surfaces 30" above grade require a guard a minimum of 36" high | Y / N |
| | Stairs with four or more risers require a handrail on one side a minimum of 32" & maximum of 38" from nose of tread to top of rail. | Y / N |
| | All appurtenances attached thereto are structurally sound and in good repair | Y / N |
| Handrails and Guards | Firmly fastened, in good condition, and capable of supporting normally imposed loads | Y / N |
| Chimneys and Towers | Maintained structurally safe and sound and in good repair | Y / N |
| | Exposed metal or wood surfaces protected from the elements and against decay or rust | Y / N |
| Basement/ Crawlspace | Maintained to prevent the entrance of rodents, rain and surface run-off water | Y / N |
| Sanitation | Lot and grounds free of accumulation of trash or rubbish | Y / N |

INTERIOR

| | | |
|--------------------------------|---|-------|
| Building Security | Doors providing access to a dwelling unit, rooming unit or housekeeping unit equipped with a deadbolt lock | Y / N |
| | Deadbolt lock readily openable from the egress side without the use of a key, tools, special knowledge or effort | Y / N |
| | Deadbolt has a throw of not less than 1" (Sliding bolt shall not be considered acceptable) | Y / N |
| | Operable windows located within 6 feet above ground level or walking surface equipped with a sash locking device | Y / N |
| | Basement hatchways equipped with a device that secures the units | Y / N |
| Windows and Doors | Kept in sound condition, good repair and weather tight | Y / N |
| | Glazing free from cracks and holes | Y / N |
| | Openable windows easily openable and able to be held in position by window hardware | Y / N |
| | All exterior doors, door assemblies and hardware shall be maintained in good condition | Y / N |
| | Locks at all entrances to dwelling units and sleeping units shall tightly secure the door | Y / N |
| Interior Doors | Doors shall fit reasonably in their frames, be capable of being opened and closed normally, and be properly and securely attached to jambs, headers or tracks | Y / N |
| Stairs/Walking Surfaces | Stairs, walkways, ramps, landings, balconies maintained in sound condition | Y / N |
| Handrails & Guards | Stairs with four or more risers require a handrail on one side a minimum of 32" and maximum of 38" from nose of tread to top of rail. | Y / N |
| | Handrails and guards firmly fastened and capable of supporting normal loads | Y / N |
| Light | Habitable spaces have at least one window a minimum of 8% of the floor area of such room | Y / N |
| | Every common hall and stairway in residential occupancies (other than one & two family dwellings) shall be lighted at all times by at least one 60 watt standard light bulb | Y / N |
| Ventilation | Habitable space has at least one openable window equal to at least 45% of the minimum glazed area required. | Y / N |
| | Bathrooms have openable window or mechanical ventilation | Y / N |
| | Clothes dryer exhaust system independent of all other exhaust systems and vented directly to the outside. | Y / N |
| Fire Safety | A safe, continuous, and unobstructed path of travel from any point to the public way | Y / N |
| | Egress doors openable from egress side without use of keys, special knowledge, or effort | Y / N |
| | Smoke alarms . . . in each sleeping area | Y / N |
| | . . . outside of each separate sleeping area in the immediate vicinity of bedrooms | Y / N |
| | . . . on each story within a dwelling unit | Y / N |
| | Posted fire exit plan (three or more apartments) | Y / N |
| | Fire extinguishers mounted at stairway landings (three or more apartments) | Y / N |
| Sanitation | All premises maintained in a clean, safe and sanitary condition free from accumulation of rubbish or garbage | Y / N |
| Pest Elimination | Structure free from visible pest infestation | Y / N |

SYSTEMS

| | | |
|-------------------|--|-------|
| Mechanical | Heating facility capable of heating habitable rooms, bathrooms, toilet rooms to 68°F 3 feet from the floor center room and 2 feet inward from center of all exterior walls | Y / N |
| Electrical | Dwelling units shall be served by a 3-wire, 120/240 volt single phase electrical service having a rating not less than 60 amp | Y / N |
| | Every habitable space in a dwelling unit shall contain at least two separate and remote receptacle outlets | Y / N |
| | Laundry areas shall contain at least one ground type receptacle or a receptacle with a ground fault circuit interrupter | Y / N |
| | Every bathroom shall contain at least one receptacle. Post 1975 construction / renovation requires the receptacle be a ground fault circuit interrupter | Y / N |
| | Electrical fixtures and devices free from defects | Y / N |
| Plumbing | Every dwelling unit contains its own bathtub/shower, lavatory, water closet & kitchen sink | Y / N |
| | Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom | Y / N |
| | Bedroom lavatory access on same floor or adjacent floor | Y / N |
| | Toilet rooms and bathrooms shall provide privacy | Y / N |
| | Toilet rooms or bathrooms shall not constitute the only passageway to a hall or other space, or to the exterior | Y / N |
| | Plumbing fixtures properly installed and free from leaks | Y / N |

OCCUPANCY

| | | |
|------------------------------|--|-------|
| Occupancy Limitations | Habitable rooms (except kitchens) shall not be less than 7 feet in any dimension | Y / N |
| | Kitchens shall have a clear passageway of not less than 3 feet between counter fronts and appliances or walls | Y / N |
| | Kitchen and non habitable space used for sleeping room | Y / N |
| | Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms, and habitable basements shall have a clear ceiling height of 7 feet | Y / N |
| | Every living room shall contain at least 120 sq ft of floor area | Y / N |
| | Every bedroom shall contain at least 70 sq ft of floor area | Y / N |
| | Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the only means of egress from other habitable spaces | Y / N |
| | # of Bedrooms : _____ # of Bathrooms: _____ | |

| Room Size | Room | Dimensions | Square Ft. | Max. |
|--------------------------|-------------|------------|------------|-----------|
| | | | | Occupancy |
| | Living Room | X | | |
| | Dining Room | X | | |
| | Kitchen | X | | |
| | Bedroom 1 | X | | |
| | Bedroom 2 | X | | |
| | Bedroom 3 | X | | |
| | Bedroom 4 | X | | |
| | Bedroom 5 | X | | |
| | Bedroom 6 | X | | |
| Maximum Occupancy: _____ | | | | |

INSPECTION NOTES

INSPECTION RESULTS

PASS

As of the date of this inspection, this rental unit is in compliance with all applicable codes and ordinances.

FAIL

All above indicated non-compliant items must be remediated before a rental license can be approved. Property owner must make notification when the property is ready for scheduling of any required re-inspections. Please be advised that a fee will be charged for each additional required re-inspection

Date

Property Owner or Representative

Date

First State Inspection Agency, Inc.